



FOR SALE Potential Development Site Extending to 0.7 Acres
18 Robert Street, Lurgan, BT66 8BE

LOCATION / DESCRIPTION

Lurgan is a busy provincial town in County Armagh, situated approximately 5 miles from Moira, 6.5 miles from Portadown and 18 miles from Belfast. The town has a resident population of approximately 25,000 people, according to the 2011 Census.

The subject property is located on Robert Street, just off High Street / Queen Street and c. 0.7 miles southeast of Lurgan town centre.

The immediate area is predominated by medium density residential and retail / industrial activity. Additionally, the site is in short walking distance of Lurgan Park, Ireland's second largest park situated around an expansive lake.

The subject comprises a rectangular shaped site with a flat topography, currently laid in hard core with some overgrowth in places. The site is secured with metal palisade fencing and gates around its perimeter.

The site would be suitable for development into either residential or commercial use, subject to the necessary planning permission.

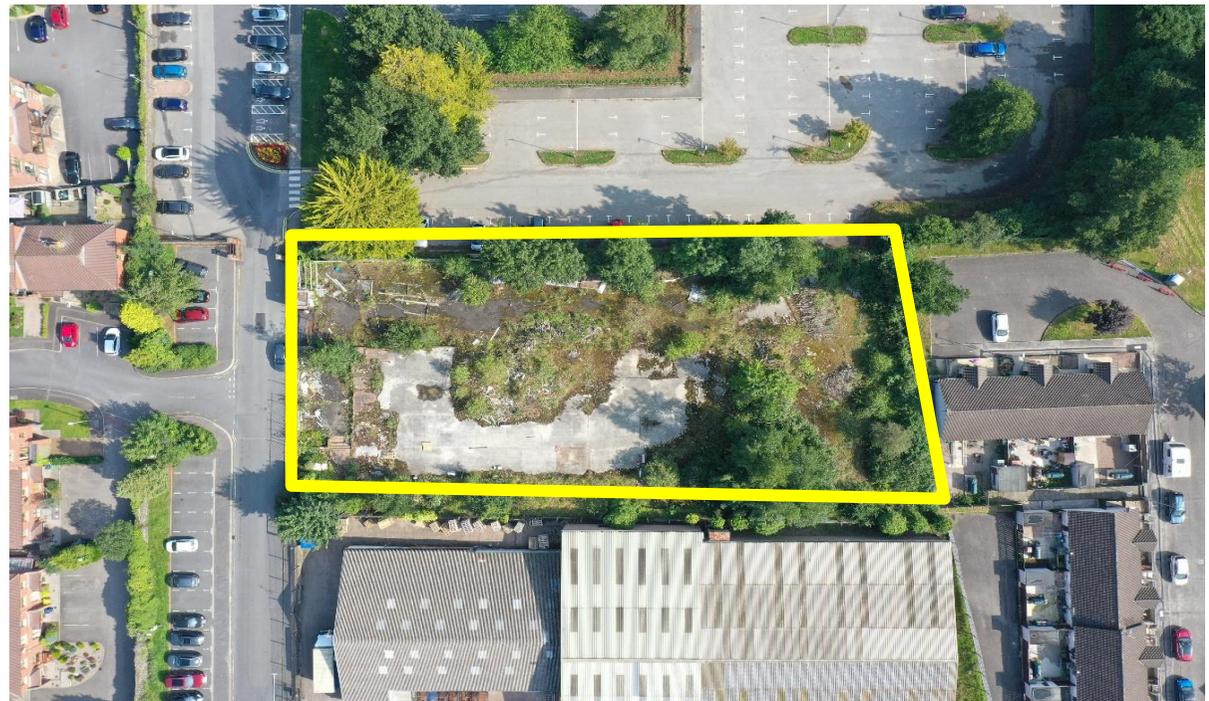
SITE AREA

The Site extends to c. 0.7 Acres

PLANNING

The site previously had planning permission for 41 apartments (REF: N/2006N1218/F) and a separate application for 18 residential units (REF: N/2006/0067/O).

Further plans have been drawn up for 11 residential units, with 1 no. detached property (c. 1,150 sq ft) and 10 no. semi-detached properties ranging between c. 900-1,050 sq ft.





Indicative layout for 11 houses



Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

SALES DETAILS

PRICE: Offers over £250,000
TITLE: Assumed Freehold

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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Our Ref: JC/EC/9156

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.